

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Special Permit 622F
The Villas at Lakeside Community Unit Plan

DATE: April 18, 2003

SCHEDULED PLANNING COMMISSION MEETING:

DATE: April 30, 2003

PROPOSAL: Amend the Lakeside Village Community Unit Plan to change from 130 units in 5 apartment buildings to 54 townhouses on individual lots, redesign the roadway within the townhouse area, to revise the locations of garages, and add parking stalls.

WAIVER REQUESTS:

Requirement to submit a Preliminary Plat Approval

Grant the Planning Director authority to approve an Administrative Final Plat based upon the approved Community Unit Plan. Approval

Grant the Planning Director authority to approve an Administrative Final Plat that includes a private roadway. Approval

Waive the storm water detention requirements. Approval

Exceed the maximum number of dwelling units on a dead-end street. Approval

LAND AREA: 7.39 acres, more or less.

CONCLUSION: This special permit generally conforms to the intent of the zoning and subdivision ordinances.

<u>RECOMMENDATION:</u> Conditional Approval
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GENERAL INFORMATION:

LEGAL DESCRIPTION:

Area of Community Unit Plan:

Lots 1, 2 Lakeside Village, and Lot 1 and Outlot A Lakeside Village 2nd Addition, located in Section 21-10-6, Lancaster County, Nebraska

Area of Amendment:

Outlot A Lakeside Village 2nd Addition, located in Section 21-10-6, Lancaster County, Nebraska

LOCATION: Lakeside Drive and West Lakeshore Drive

EXISTING ZONING: R-5 Residential and R-4 Residential

EXISTING LAND USE: Multiple-family residential

SURROUNDING LAND USE AND ZONING:

North:	U.S. Interstate 80	AG Agriculture
South:	Elderly housing	R-4 Residential
East:	Apartments	R-4 Residential
West:	U.S. Interstate 80	AG Agriculture

ASSOCIATED APPLICATIONS: Administrative Final Plat 03038
Lakeside Village 3rd Addition

HISTORY:

Apr 2002	Special Permit 622E approved to increase the maximum allowable height from 35' to 36.5' in order to allow 9' ceilings in the third floor apartment units.
Nov 1997	Special Permit 622D approved to increase the number of dwelling units from 320 to 352, and to revise the building configurations.
Apr 1995	Special permit 622C approved Western Manor CUP for 11 townhouse units in 2 structures.
Sep 1994	Special Permit 622B approved to amend the CUP to include 32 duplex units in 16 structures, 38 townhouse units in 8 structures, and 308 apartment units in 9 structures (5 36-plexes and 4 32-plexes).
May 1979	The zoning update changed the zoning districts from B Two-Family Dwelling and C Multiple-Family Dwelling to R-4 Residential and R-5 Residential, respectively.
Dec 1974	Special Permit 622A approved to amend the CUP.
Sep 1972	Special Permit 622 approved the Capitol Beach 5 th Addition CUP.

UTILITIES:

The water mains as shown on the submitted drawings are unsatisfactory to the Public Works Department due to a dead-end main over 1,300' in length.

The sanitary sewer system as shown on the submitted drawings is too short to provide frontage to the proposed lots on Surfside Circle, and the grades shown are reverse to the

street grade in Surfside Circle. The Public Works Department will require the extension of the system further north into Surfside Circle and that the sanitary sewer system is parallel to the street grade in Surfside Circle.

TRAFFIC ANALYSIS:

The 2025 Comprehensive Plan shows West Lakeshore Drive, Lakeside Drive, Surfside Drive, and West S Street as Local Streets both now and in the future. (E 49, F105)

The submitted drawings show a dead-end street with a length of 949.32' from the centerline of the intersecting street. Applicant has provided an emergency access near the end of the street, which is not intended to be used as a street. The Public Works Department is requiring this connection to be a permanent access, or that there be another permanent access provided, due to the length of the dead-end.

ENVIRONMENTAL CONCERNS:

The stormwater drainage outlets to a Category I saline wetland. Since storm water drainage was waived with the original permit, and the submitted grading plan has not changed significantly from that which has been approved, the Public Works Department does not require any additional information relative to this wetland.

ALTERNATIVE USES:

The existing special permit would allow the construction of 5 apartment buildings with 26 units each, for a total of 130 dwelling units.

ANALYSIS:

1. This is a request for a special permit for 54 townhouse units on individual lots. The existing special permit allows the construction of 130 dwelling units in 5 apartment buildings. Applicant has asked to reserve the right to develop at the previously approved density.
2. This request includes several waivers. They are:
 - 2.1 Applicant requests to waive the requirement to submit a Preliminary Plat. The Planning Department does not oppose this waiver request provided Applicant submits all information required with a preliminary plat as part of the special permit.
 - 2.2 Applicant requests that the Planning Director be granted the authority to administratively approve the final plat based upon the approved Community Unit Plan with a private roadway. The Law Department has determined that LMC §26.31.015 can be interpreted to allow the City Council to grant such authority to the Planning Director. As part of that power, the City Council must

modify LMC §26.11.015 to allow the dedication of streets and private roadways with an administrative final plat when such are part of the CUP. The Planning Department does not oppose this waiver request.

- 2.3 Applicant requests to waive the storm water detention requirements. The storm water detention requirement was waived with the original permit. However, the Public Works Department will require maintenance of the storm sewer outfall at the sedimentation basin, or additional upgrading at the time of the final plat with a bond to be determined. The Planning Department does not object to this waiver, provided Applicant meets this condition of Public Works.
- 2.4 Applicant requests to exceed the maximum number of dwelling units on a dead-end street. Pursuant to LMC §26.23.080 dead-end streets shall not have more than a potential of 40 dwelling units. The submitted drawings shows 42 dwelling units located along the dead-end street. Two of the units are located at the intersection of Surfside Drive and the driveway to the apartments. Since these units have two means of access, the Planning Department does not oppose this waiver.
3. The Public Works Department has several comments. See attached memo.
4. The Public Works Department Watershed Management Division has several comments. See attached memo.
5. Lincoln Electric System has required several easements that must be shown on the special permit drawings.
6. The Parks and Recreation Department states that the alkaline soils of the site are not compatible with Pin Oak, River Birch and Red Sunset Maple. Applicant should substitute with tree species tolerant of the soils. Also, they state that play equipment and a play court should be incorporated into the outdoor recreation area, unless the development is targeted towards seniors or retirees.
7. The Lincoln Airport Authority requires that the Ldn 65 and 70 lines should be shown on the drawings. Also, since the development is within the Airport Environs Noise District, an aviation easement will be required pursuant to LMC §27.58.080.
8. The Lincoln-Lancaster County Health Department has concerns regarding the proximity of the development to Interstate 80. Their comments are attached.
9. The Nebraska Department of Roads has identified potential noise impacts and wetland impacts. Their comments are attached.

10. The Building and Safety Department, School District, and Post Office have not commented on this application.

CONDITIONS:

Site Specific:

1. After the applicant completes the following instructions and submits the documents and plans to the Planning Department office and the plans are found to be acceptable, the application will be scheduled on the City Council's agenda:
 - 1.1 Revise the plans to show:
 - 1.1.1 All waivers shall be listed on the site plan.
 - 1.1.2 An additional permanent access shall be provided along Surfside Drive to accommodate the long length dead-end.
 - 1.1.3 The street profile and site plan sheets shall be revised so they show the proper paving width of Surfside Drive
 - 1.1.4 Surfside Court shall be labeled on the site plan.
 - 1.1.5 A water main plan shall be submitted that is acceptable to the Public Works Department.
 - 1.1.6 A sanitary sewer system shall be submitted that is acceptable to the Public Works Department. Since there is no request to waive the requirement that sanitary sewer lines run parallel to street grades, the lines may not run reverse to street grades as shown on the drawings.
 - 1.1.7 Note 2 or 28 shall be removed as it is redundant with the other.
 - 1.1.8 Note 5 or 25 shall be removed as it is redundant with the other.
 - 1.1.9 Note 7 should read "Public sanitary sewer mains will be constructed by Executive Orders," not a Plumbers permit.
 - 1.1.10 Note 23 should be changed from "emergency driveway connection" to Full Access."

- 1.1.11 Add a note stating that maintenance of the storm sewer outfall at the sedimentation basin, or additional upgrading will be required at the time of the final plat with a bond to be determined.
- 1.1.12 Submit a drainage study to show post-developed conditions do not exceed pre-developed conditions.
- 1.1.13 Demonstrate to the satisfaction of the Public Works Department that the area downstream of the stormwater outlet along the northwest limit of the CUP has the ability and capacity to drain.
- 1.1.14 Show minimum opening elevations for lots adjacent to the drainage way and the 100 year flow path.
- 1.1.15 Provide easements for those portions of the storm drain system that are not located in a street.
- 1.1.16 Show all relevant drainage areas on the plat.
- 1.1.17 Provide easements as requested by LES.
- 1.1.18 Remove Pin Oak, River Birch and Red Sunset Maple tree species and replace them with tree species acceptable to the Parks and Recreation Department.
- 1.1.19 Provide play equipment and a play court in the outdoor recreation area, unless the development is targeted towards seniors or retirees.
- 1.1.20 Show the Ldn 65 and 70 lines on all drawings where such lines exist within this development.
- 1.1.21 Sign and return an Avigation Easement acceptable to the Lincoln Airport Authority.
- 1.1.22 Submit documentation acceptable to the Lincoln-Lancaster County Health Department detailing what noise abatement strategies will be used to protect this development from noise pollution.
- 1.1.23 Submit drawings consistent with the Nebraska Department of Roads' letter showing where any noise attenuation structures will be located. Nebraska Department of Roads will not allow such structures to be

located in their right-of-way due to the potential effect grading may have on nearby wetlands..

- 1.1.24 Provide siltation control on water that enters any Nebraska Department of Roads' property to lessen the impact of siltation on wetlands existing on their property.

2. This approval permits 54 dwelling units on 54 townhouse lots, and the following waivers and modifications:
 - 2.1 Waive the requirement to submit a Preliminary Plat.
 - 2.2 Grant the Planning Director authority to approve an Administrative Final Plat based upon the approved Community Unit Plan.
 - 2.3 Grant the Planning Director authority to approve an Administrative Final Plat that includes a private roadway.
 - 2.4 Waive the storm water detention requirements.
 - 2.5 Exceed the maximum number of dwelling units on a dead-end street.
3. Administrative Final Plats will be approved by the Planning Director after:
 - 3.1 The subdivider has completed or posted a surety to guarantee the completion of the public streets, private roadway improvements, sidewalks, sanitary sewer system, water system, drainage facilities, land preparation and grading, sediment and erosion control measures, storm water detention/retention facilities, drainageway improvements, street lights, landscaping screens, street trees, temporary turnaround and barricades, and street name signs.
 - 3.2 The subdivider has signed a subdivision agreement that binds the subdivider, its successors and assigns:
 - 3.2.1 To submit a plan for approval of the Director of Public Works showing proposed measures to control sedimentation and erosion and the proposed method to temporarily stabilize all graded land.
 - 3.2.2 To complete the private improvements shown on the Community Unit Plan.
 - 3.2.3 To maintain the outlots and private improvements on a permanent and continuous basis. However, the subdivider may be relieved and

discharged of this maintenance obligation upon creating in writing a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance. The subdivider shall not be relieved of such maintenance obligation until the document or documents creating said property owners association have been reviewed and approved by the City Attorney and filed of record with the Register of Deeds.

- 3.2.4 To continuously and regularly maintain the street trees along Lakeside Drive, the private roadways, and landscape screens.
- 3.2.5 To submit to the lot buyers and home builders a copy of the soil analysis.
- 3.2.6 To pay all improvement costs.
- 3.2.7 To comply with the provisions of the Land Preparation and Grading requirements of the Land Subdivision Ordinance.
- 3.2.8 To properly and continuously maintain and supervise the private facilities which have common use or benefit, and to recognize that there may be additional maintenance issues or costs associated with providing for the proper functioning of storm water detention/retention facilities as they were designed and constructed within the development, and that these are the responsibility of the land owner.
- 3.2.9 To inform all purchasers and users that the land is located within the outer approach zone of the Airport Environs District and that all construction shall be in conformance with the airport zoning requirements and the aviation and noise easement and covenant agreement.
- 3.2.10 To inform all purchasers and users that the land is located within a noise impact zone as established by the Nebraska Department of Roads based upon proximity to Interstate 80, and that no noise abatement devices will be installed by the Nebraska Department of Roads along the Interstate.

General:

4. Before receiving building permits:
 - 4.1 The permittee shall have submitted a revised and reproducible final plan including 5 copies and the plans are acceptable.
 - 4.2 The construction plans shall comply with the approved plans.
 - 4.3 Administrative Final Plats shall conform to the approved CUP and be approved administratively by the Planning Director.

STANDARD CONDITIONS:

5. The following conditions are applicable to all requests:
 - 5.1 Before occupying the dwelling units all development and construction shall have been completed in compliance with the approved plans.
 - 5.2 All privately-owned improvements shall be permanently maintained by the owner or an appropriately established homeowners association approved by the City Attorney.
 - 5.3 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.
 - 5.4 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
 - 5.5 The applicant shall sign and return the letter of acceptance to the City Clerk within 30 days following the approval of the special permit, provided, however, said 30-day period may be extended up to six months by administrative amendment. The clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filing fees therefor to be paid in advance by the applicant.

6. The site plan as approved with this resolution voids and supersedes all previously approved site plans, however all resolutions approving previous permits remain in force unless specifically amended by this resolution.

Prepared by:

Greg Czaplewski
Planner

Applicant:

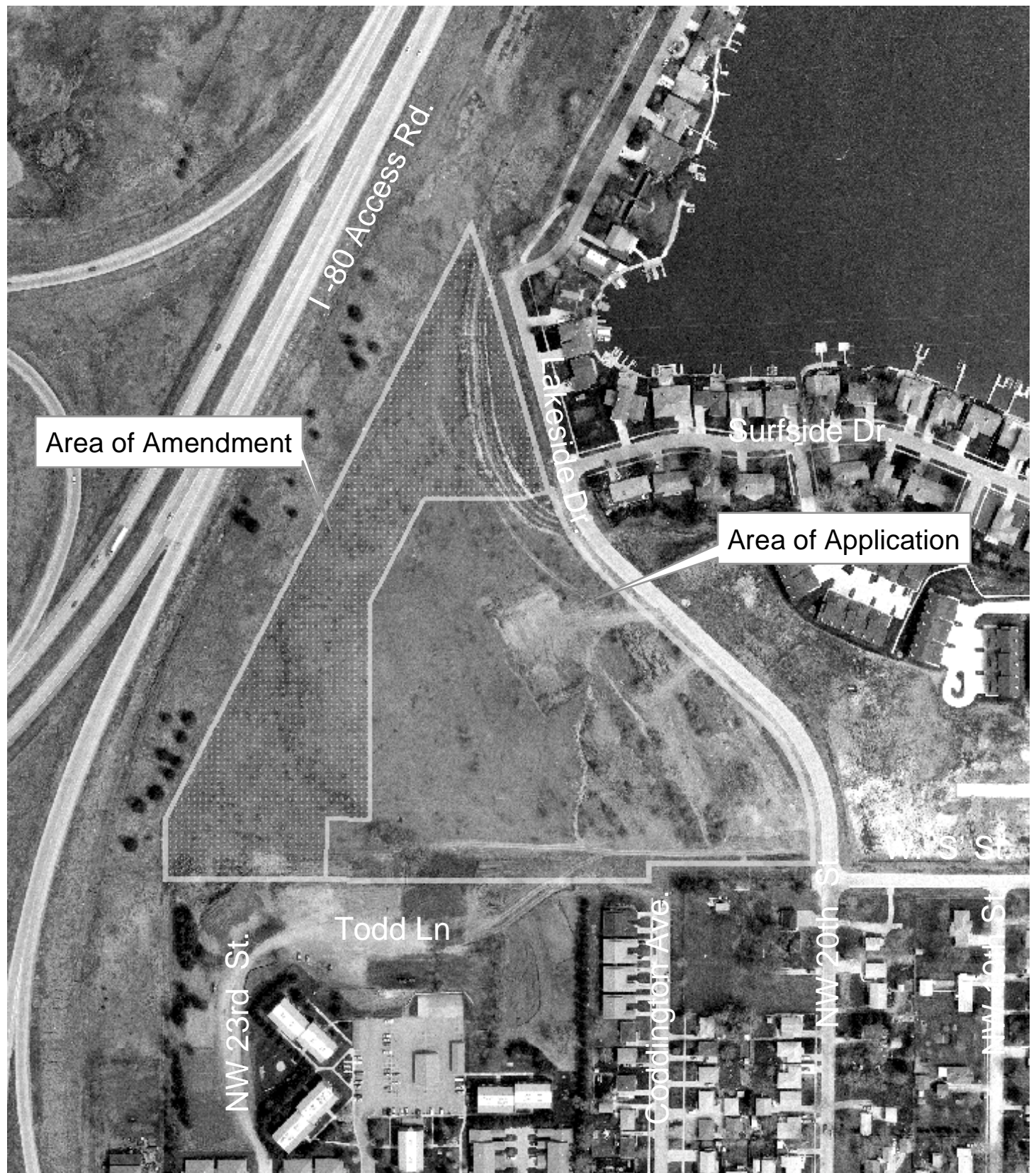
Craig Bauer Construction Company
5824 Rolling Hills Blvd.
Lincoln, NE 68516
730.3200

Owner:

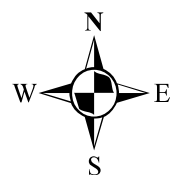
Villas at Lakeside L.L.C.
5824 Rolling Hills Blvd.
Lincoln, NE 68516
484.6222

Contact:

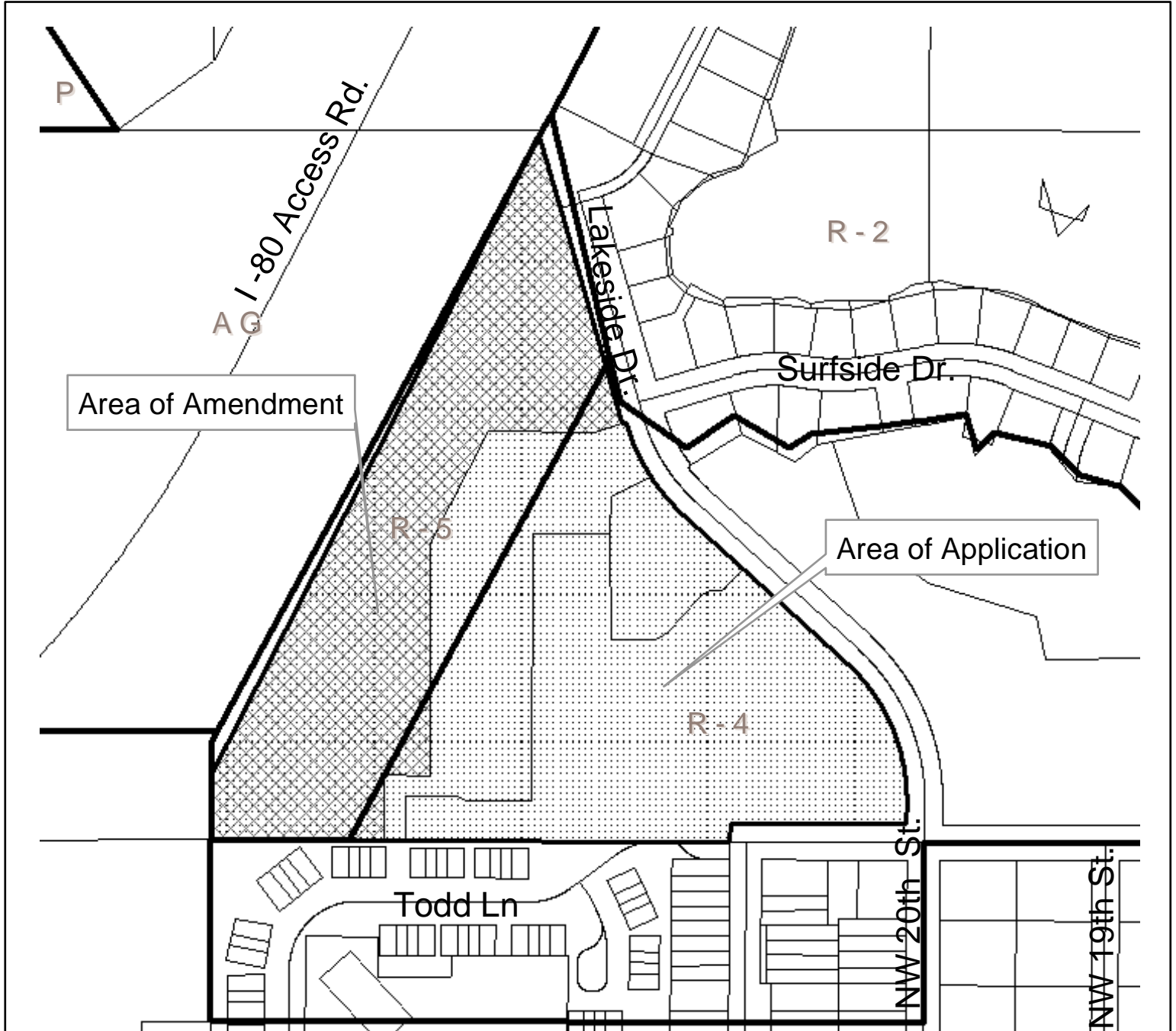
Ross Engineering
Gus Ponstingl
201 North 8th Street
Lincoln, NE 68508
474.7677



Special Permit #622F **Lakeside Dr. & W. Lakeshore Dr.**



Lincoln City - Lancaster County Planning Dept.
 1997 aerial

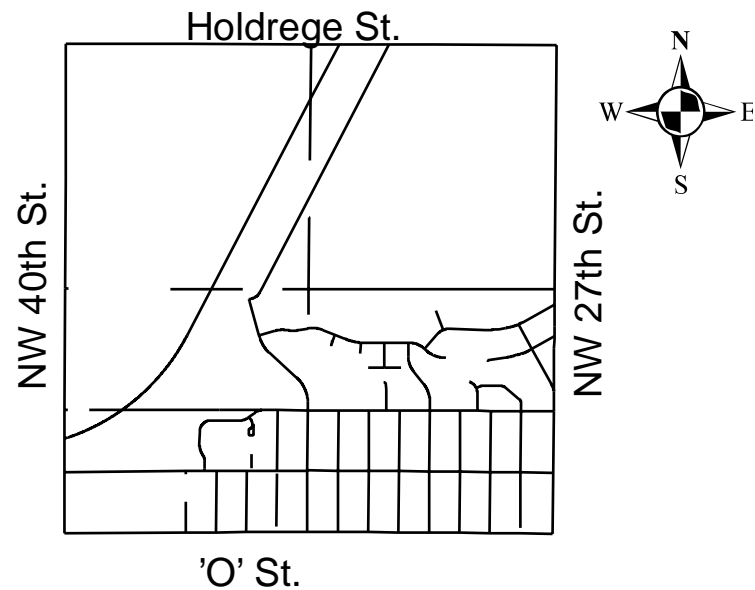
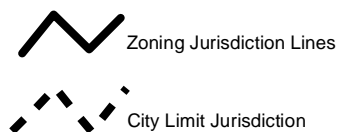


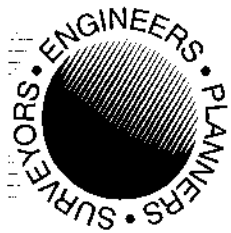
Special Permit #622F **Lakeside Dr. & W. Lakeshore Dr.**

Zoning:

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District

One Square Mile
 Sec. 21 T10N R6E





ROSS
Engineering,
Inc.

April 14, 2003

Greg Czaplewski
Planner
County-City Building
555 South 10th Street
Lincoln, NE 68508

RE: **Lakeside Village Community Unit Plan**
Lakeside Drive & Surfside Drive
REI Project No. 83311-B

ESTABLISHED
1974

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Tomorrow*

Dear Greg:

We are submitting this letter requesting the following five waivers:

The first waiver we request is to proceed to Planning Commission and City Council with the Amendment to the Community Unit Plan, without a Preliminary Plat. This will require waivers of LMC Section 26.31.015. We agree that in order to waive of the Preliminary Plat, all information required thereon will be submitted as part of the Amendment to the Community Unit Plan. We are requesting this due to limited time.

The second waiver is to allow the Planning Director to administratively approve a Final Plat based upon the approved CUP. We are requesting this waiver to make the June 1st deadline.

The third waiver is to allow the Planning Director to approve this Final Plat Administratively with Private Roadways with a Public Access Easement. We are requesting this to make the June 1st deadline as well.

We would also like to request a waiver for storm water detention for the Community Unit Plan. Our reason for requesting this waiver is two fold. First, the previous Community Unit Plan was approved without detention. The reason storm water detention was not previously required is because there is a large detention area to the north and west of the Community Unit Plan. We have discussed this with Dennis Bartles and Ben Higgins of the City of Lincoln Public Works, and they agree that there is adequate detention for our site.


We would like to request a fifth waiver for the maximum number of units on a dead-end street. We currently have 41 units along Surfside Drive. We have added a 10-foot wide emergency access drive toward the end of Surfside Drive. This emergency drive is paved with interlocking grass units, and is not intended to be used as a street.

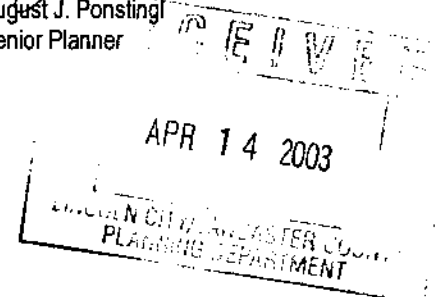
We will also include a list of these waivers on the CUP drawing in the general notes on the Site Plan.

There was a comment in the notes from Greg Czaplewski regarding the need to request a waiver for the maximum length of a dead end street, and by our measurement, we are at 928 feet.

The Candy Factory
201 North 8th Street
Suite 401
Lincoln, NE 68508
Phone 402.474.7677
Fax 402.474.7678

Sincerely,
ROSS ENGINEERING, INC.

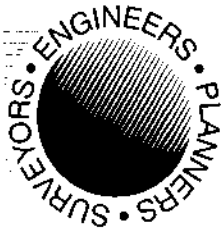

August J. Ponstingl
Senior Planner



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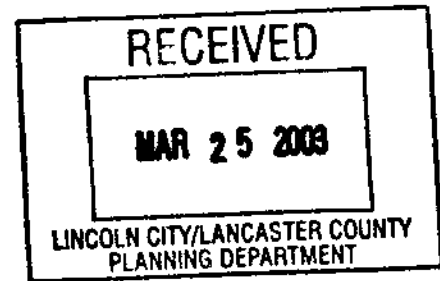
cc: Craig Bauer

AJP
83311L26 waiver letter.doc



ROSS
Engineering,
Inc.

March 24, 2003



Mr. Marvin Krout
Director of Planning
County-City Building
555 South 10th Street
Lincoln, NE 68508

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RE: **Administrative Amendment Lakeside Village Community Unit Plan**
 Lakeside Village Third Addition
 The Villas at Lakeside Preliminary Plat;
 Amendment Lakeside Village Community Unit Plan
 Lakeside Village Fourth Addition
 Lakeside Drive & Surfside Drive
 REI Project No. 83311-B

Dear Marvin:

On behalf of Lakeside Partners, LLC, we are submitting the Administrative Amendment to the existing Community Unit Plan for Lakeside Village Apartments. We are simultaneously submitting The Villas at Lakeside Preliminary Plat and C.U.P. and Lakeside Village Third Addition Final Plat. We request that the Administrative Amendment be "Fast Tracked" as previously discussed with Ray Hill.

The area is currently partially developed as Lakeside Village Apartments and is located north of a quiet residential neighborhood that is north of West 'O' Street. This development is also east of I-80 Interstate and south and west of Capitol Beach Community. The Community Unit Plan total area is 19.455 acres and is zoned R-4 & R-5, but the area included in the Preliminary Plat is 7.45 acres and is also zoned R-4 & R-5.

Community Unit Plan

The C.U.P. is being amended in several ways. Changes to the Phase II portion of the C.U.P include adjustments to the location of the garages, the addition of parking stalls, and the addition of north-south access on the west side of Apartment G to Apartment F. The access has been provided where previously there was a dead end. This was done in order to adjust for the decrease in internal circulation due to the removal of the five apartments that were previously planned for the Phase III area. The changes to parking garages next to Apartments F, G & H was to center them on the apartment buildings to better make room for a few additional parking stalls. Additional parking stalls were added throughout the development. The total increase in parking stalls is six for Phase III.

Changes to the Phase III portion of the C.U.P. include removing the original five 2-story 26-unit apartment buildings, the addition of townhomes and the redesign of the Roadway system. The 54-townhouse units will replace the previous five apartments. The townhomes will be comprised of one Duplex Unit, two Triplex Units, four Four-plex Units and six Five-plex Units. Each townhome has an attached 2-stall garage with a minimum 23' driveway. The townhomes are two-story, slab on grade units. The street was redesigned to include two private roadways that connect the townhomes to Lakeside Drive. These drives as well as the other utilities are described in more detail below. The Townhouses will be part of the overall C.U.P. and will have joint use of the clubhouse, swimming pool and recreation facilities.

The Candy Factory
201 North 8th Street
Suite 401
Lincoln, NE 68508
Phone 402.474.7677
Fax 402.474.7678

www.rossengineering.com



The recreational area is also being moved to a new location. This half basketball court is now located near the center of the apartment complex. An interconnecting sidewalk has been added to improve circulation and a step path with additional retaining walls connects the half basketball court to the apartment units to the east. It now better serves the needs of the apartment community than its previous location.

Preliminary Plat

The Preliminary Plat consists of 54 townhome units. The main road is a Private Roadway that has a triangular turn around Cul-de-sac at the southwest end, with a short drive extending to the west. To the north another Private Roadway ends in a 30 Radius Cul-de-sac, and there are ten units along this drive.

Paving:

The proposed new drives will be private and maintained by a Homeowners Association Partnership. Surfside Drive will continue from Lakeside Drive at the existing Surfside Drive and continue to the southwest wrapping around the west side of the site and eventually extending south to a triangle shaped turnaround. Surfside Drive will then continue to the west approximately 247 feet. Surfside Street will be 27-feet wide paving, with 24" concrete curb and gutter and 6" asphaltic concrete paving. The short extension will be 21-feet wide paving with 24" concrete curb and gutter and 6" asphaltic concrete paving. This Roadway is for local traffic; therefore we don't anticipate heavy use.

Surfside Circle will branch off of Surfside Drive approximately 200 feet from the intersection of Surfside Drive and Lakeside Drive. It will extend to the north and then very slightly west. This roadway is a 21-foot wide drive with a 24" concrete curb and gutter and 6" asphaltic concrete paving.

A secondary access drive was added as an emergency access drive from the southeastern corner of Surfside Drive to the drive on the west side of the Lakeside Village Apartments, using an interlocking polyethylene hexagon shaped unit with holes that would allow for both drainage and vegetative growth. This will be marked as an emergency access drive and will not be intended for use as an access drive to the Villas at Lakeside.

A Public Access and Pedestrian Easement will cover all the Private Roadways and sidewalks from Lakeside Drive to the end of Surfside Drive. This Easement will be generally located from the edge of each Townhouse Lot over the roadway and sidewalks. This Easement includes the required 15-foot setback for the water main. An additional Blanket Utility Easement will cover the entire outlot.

Sidewalks are typically 6 feet from the back of curb and are 4 feet wide.

Sanitary Sewer:

All sanitary sewers will be private. A private 8-inch sanitary sewer main connects to public 8-inch sanitary sewer to the northeast at Lakeside Drive. This 8-inch main runs along Surfside Drive within the development, turning south and then continuing to the southwest corner of the site. 4-inch sanitary sewer services will connect to the individual units. An additional 8-inch sanitary sewer runs north from Surfside Drive along Surfside Circle and stops just south of the Cul-De-Sac.

Storm Sewer:

All storm sewer will be private. The site lies adjacent to I-80 and the storm water run-off is eliminated via sheet drainage and an existing 42" RCP storm sewer, which enters the site to the southeast and continues to the northwest side of the proposed Surfside Street. An existing 30" RCP joins the 42" RCP, and continues as a 60"x 38" RCP. A inlet with an 18" RCP ties into the 60" RCP just prior to the discharge. The storm water is discharged into a sedimentation basin and then into an existing drainage way adjacent the



Interstate that continues to the north and east until it empties in Salt Creek. An existing 15" RCP was relocated at the southwest end of the site to accommodate the new units. It serves a new inlet at Surfside Drive before tying into the existing 42" RCP. At the north end of the site, a couple of existing inlets will drain the new Surfside Drive into an existing 42" RCP. Further to the west, three inlets take water from Surfside Drive and eventually discharge into the drainage way adjacent to the interstate. Detention was previously waived in the approval of Lakeside Village Apartments, due to the close proximity of Salt Creek and natural detention that exists along I-80.

The Surfside Circle will be drained via a 15" concrete flume that empties into a sedimentation basin to the very north.

Flood Plain Issues:

A small portion of the 100-year flood plain affects the extreme northwest corner of the site, but we anticipate no impact on the Floodplain.

Water:

The Public Water system for The Villas at Lakeside will connect into the public water main that follows Lakeside Drive to the north of the intersection of Surfside Drive and Lakeside Drive. The public water main will start at Lakeside Drive with an 8-inch main. It will continue to Surfside Circle where it will branch and become 6-inch mains. One branch will proceed to the end of Surfside Circle, and the other will continue along Surfside Drive until it reaches the end of the road. Both branches will end with fire hydrants.

Five fire hydrants are proposed for the Preliminary Plat portion of the development. Two fire hydrants are at the end of both branches of the water main. A third fire hydrant is placed before the branch at Surfside Circle. A fourth fire hydrant is at the bend in Surfside Drive across from units 20-14. The fifth fire hydrant is at the south end of the triangular turn around. This fire hydrant branches off the private 8-inch main from the apartment units to the east. The 6-inch main currently exists where townhouse units 36 & 37 will be constructed. The existing portion of the main that lies under the proposed units will be removed back to within 10' of the 42-inch storm sewer, where a series of bends will take it out to within 14-feet of the back of curb. The fifth fire hydrant will sit in front of unit 39.

Signage:

A ground sign is shown placed at the entrance with the text: The Villas at Lakeside. It will measure approximately 8-feet high, 2-feet wide and 14-feet long, and will be in accordance with the sign ordinance.

The Developer would like to reserve the right to maintain the maximum density of previous Community Unit Plan, in the event that some or all of the Townhomes are not constructed or in the event that they may someday be reconstructed.

This application includes the following:

Submittal Package 1:

1. Cover Sheet	21 copies
2. Existing Topographic Site Plan	4 copies
3. Site Plan	24 copies
4. Grading Plan	4 copies
5. Drainage Area Plan	4 copies
6. Paving Profiles	4 copies
7. Utility Plan	4 copies
8. Phasing Plan	4 copies
9. Landscape Plan	3 copies
10. Application for Administrative Amendment to C.U.P.	
11. Check for Admin. Amend. CUP Fee	\$100.00



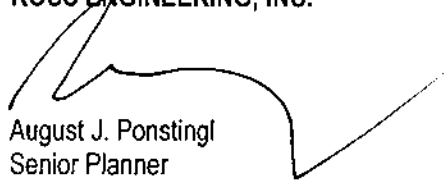
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|--|-----------|
| 12. Exhibit A (Legal Description) | |
| 13. Lakeside Village Third Addition Final Plat | 12 copies |
| 14. Final Plat Application | |
| 15. Check for Final Plat fee: | \$120.00 |

Submittal Package 2:

- | | |
|---|-----------|
| 1. Cover Sheet | 21 copies |
| 2. Existing Topographic Site Plan | 4 copies |
| 3. Site Plan | 24 copies |
| 4. Grading Plan | 4 copies |
| 5. Drainage Area Plan | 4 copies |
| 6. Paving Profiles | 4 copies |
| 7. Utility Plan | 4 copies |
| 8. Phasing Plan | 4 copies |
| 9. Landscape Plan | 3 copies |
| 10. Soils report | 3 copies |
| 11. Application for Amendment to C.U.P. | |
| 12. Check for Amendment to C.U.P. Fee | \$195.00 |
| 13. Exhibit A (Legal Description) | |
| 14. Application for Preliminary Plat | |
| 15. Check for Prel. Plat App Fee | \$2500.00 |
| 16. Lakeside Village Fourth Addition | 12 copies |
| 17. Final Plat Application | |
| 18. Check for Final Plat fee: | \$650.00 |

If you have any questions, please call: 474-7677

Sincerely,
ROSS ENGINEERING, INC.



August J. Ponstingl
Senior Planner

CC: Craig Bauer

AJP
83311L12 submittal letter.doc

APR 22 2003

PLANT RECOMMENDATION

U.S. INTERSTATE 80

Boundary of C.U.P.:

~~EXHIBIT "A"~~

44

and Wang 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 2681, 2682, 2683,

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2011-12-15
25 JETS
12 CARGO

25 UNITS
17 GARAGES

SUBJECT "F"
26 UNFS
15 GARDEN

24 UNITS
12 GARAGE

STANDING "D"
25 DWT
12 FEB

[illegible]

3 STALL

8. Final

Memorandum

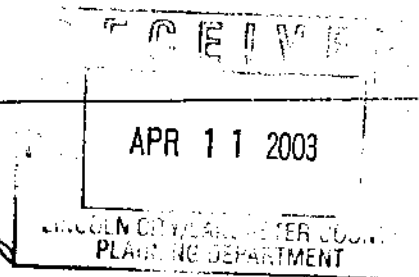
To: Greg Czaplewski, Planning Department

From: Charles W. Baker, Public Works and Utilities *CB*

Subject: The Villas at Lakeside, Preliminary Plat #03005 and Community Unit Plan #622F

Date: April 11, 2003

cc: Randy Hoskins
Nicole Fleck-Tooze



The City Engineer's Office of the Department of Public Works and Utilities has reviewed the Preliminary Plat for The Villas at Lakeside located west of Lakeside Drive at Surfside Drive. Public Works has the following comments:

1. Grading and Drainage - The grading and drainage are satisfactory.
2. Streets and Sidewalks - The streets and sidewalks are satisfactory with the following exceptions:
 - a. The emergency access drive shown on southeast corner of the addition, Note 23. This connection needs to be a permanent access from the existing parking lot to the street system on Surfside Drive to provide an additional vehicle route because of the length of the dead end roadway.
 - b. The profile and plan do not agree on the paving width of Surfside Dr. A 24' width is required. The profile at Surfside Court shows a 21' width.
 - c. Surfside Court is labeled Surfside Drive on the Plan Sheet.
3. Water Mains - The water main as submitted is unsatisfactory. A 1300 plus foot dead-end main will not be approved. Public Works recommends that the engineer meet with us to find an alternative solution.
4. Sanitary Sewers - The sanitary system as submitted needs to be revised to extend further north in Surfside Circle to provide frontage to the proposed lots. The grades as shown are reverse to the street grades in Surfside Circle. Justification will be required for the reverse grades.

Page 2

Greg Czaplewski, Planning Department

April 11, 2003

5. General - Notes 2 and 28 are redundant. Notes 5 and 25 are redundant. Note 7 should read "Public Sanitary Sewer Mains will be constructed by Executive Orders," not a Plumbers Permit. Note 16 is unclear. Note 23, change "emergency driveway connection" to read "Full Access."
6. The Nebraska Department of Roads should be provided the opportunity to review the grading along the west side of this addition that abuts Interstate 80.
7. The Storm Water Detention requirement was waived with the original permit. However, the maintenance of the storm sewer outfall at the sedimentation basin, or additional upgrading will be required at the time of the final plat with a bond to be determined.

**LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT
INTER-OFFICE COMMUNICATION**

TO: Greg Czaplewski

DATE: April 18, 2003

DEPARTMENT: Planning

FROM: Chris Schroeder

ATTENTION:

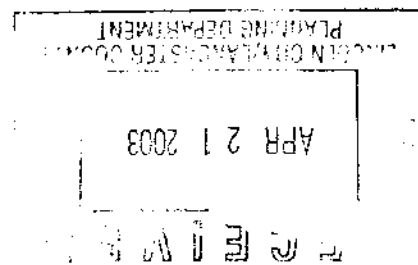
DEPARTMENT: Health

CARBONS TO: Bruce Dart, Director
EH File
EH Administration

SUBJECT: The Villas at Lakeside
PP #03005, CUP #622F

The Lincoln-Lancaster County Health Department (LLCHD) has reviewed the revised site plan for the proposed development detailing the setback distance between the proposed development and the centerline of Interstate 80. The following items are noted:

- According to the draft environmental assessment produced by the United States Department of Transportation Federal Highway Administration and the Nebraska Department of Roads, the projected 2020 build noise levels are 71 dB(A). This is considered to be an impact as described in 23 Code of Federal Regulations 772.
- The Lincoln Municipal Code 8.24 Noise Control Ordinance specifies acceptable noise levels for our community. For residential areas, this is 65 dB(A) during daytime hours and 55 dB(A) for nighttime hours. The submitted documentation for the proposed The Villas at Lakeside does not address specific noise abatement strategies. The LLCHD requests that the developer submit documentation detailing what noise abatement strategies will be built to protect this development from noise pollution.
- In addition, the LLCHD recommends that the developer explore home construction techniques that could provide future residents some additional noise attenuation for Interstate 80 traffic noise.



STATE OF NEBRASKA

DEPARTMENT OF ROADS

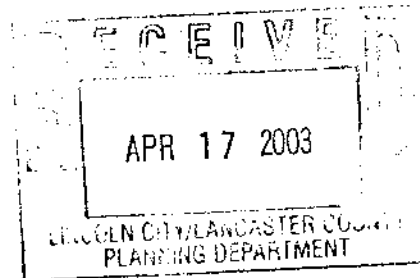
John L. Craig, Director
1500 Highway 2
PO Box 94759
Lincoln NE 68509-4759
Phone (402)471-4567
FAX (402)479-4325
www.dor.state.ne.us

April 17, 2003



Mike Johanns
Governor

Greg Czaplewski
City of Lincoln Planning Department
555 S 10th Street
Lincoln, NE 68508



Re: The Villas
Lakeside Drive and Surfside Drive

Dear Greg:

We have started on an environmental study of the proposed development known as the Villas at Lakeside. The noise contours shown on the development map included indicate that all of the new proposed construction will be noise impacted, or above 66 dBA (decibels). The developer has proposed building an earth berm on state right-of-way to block the Interstate 80 noise. This would require a permit from the Nebraska Department of Roads (NDOR), which cannot be granted due to the wetlands that exist in the area. I am including a letter from Steve Duecker, our Wetlands Biologist, who identified PEMA wetlands on the state right-of-way. Since there are sensitive wetlands in this area, any construction on state right-of-way would require a Section 404 permit from the United States Army Corps of Engineers. An additional Section 404 permit for this purpose would be very difficult for NDOR to obtain and would certainly delay the environmental approval of the State's proposed interstate widening project. Note the recommendation in the attached letter that will require the developer to put in siltation control on the drainage entering state right-of-way. In addition there are wetlands, some possibly saline, existing on the developer's property that will also require a Section 404 permit from the Army Corps of Engineers before any grading can be done. Any noise attenuation at this location will need to be built on the developer's property. NDOR will furnish you within the next week an analysis of the noise attenuation height required on the developer's property to effectively block the interstate noise.

Please contact our office if you have any other questions.

Sincerely,

A handwritten signature in cursive script that reads "Audra Pacheco".

Audra Pacheco
Project Development - Noise and Air
Nebraska Department of Roads
Phone: (402) 479-4696

Attachments

**Nebraska Department of Roads
Project Development, Wetlands Unit**

Memorandum

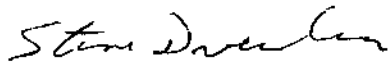
Date 26 March 2003

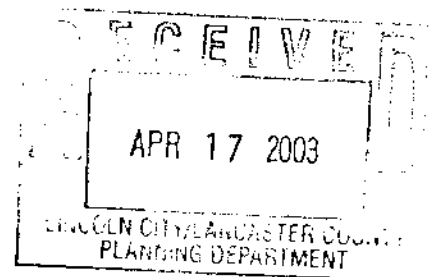
To Audra Pacheco, Planning & Project Development

From Steve Duecker, PWS, Wetlands Biologist, NDOR (ph/ 402-479-3969)

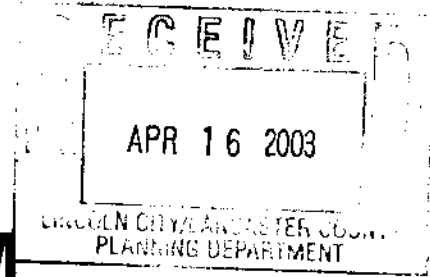
Subject Area near Capitol Beach

There are wetlands in part of the site as shown on aerial photo. The wetlands do not have saline vegetation (Reed Canary Grass) but the whole area is mapped as Sc- Salmo silty clay loam that is a hydric saline soil. The wetlands emanate from a large culvert coming from the development site. This is a historic drainage shown on the soils maps. Proper siltation control should be used by the developer on the water that is entering NDOR property. Also with planned water control structure at Oak Creek the wetlands could expand into the area.


Steve Duecker, PWS, (000148)
Wetlands Biologist, NDOR



PUBLIC WORKS AND UTILITIES DEPARTMENT
WATERSHED MANAGEMENT



MEMORANDUM

To: Greg Czaplewski
Cc: Ben Higgins, Chad Blahak

From: Devin Biesecker
Date: April 8, 2003

Subject: The Villas at Lakeside

Below are Watershed Management's comments on The Villas at Lakeside preliminary plat. Comments are based on a 4-sheet plan set stamped March 25, 2003 by the Planning Department.

Lakeside Village Apartments Ammendments:

No Comments

The Villas at Lakeside Preliminary Plat:

1. Show only necessary details on the Drainage Plan. Non-essential information added makes the plan very difficult to review.
2. Detention is required for this site. A drainage study must be included to show that post-developed conditions do not exceed pre-developed conditions.
3. Demonstrate that the area downstream of the stormwater outlet along the Northwest limit of the plat has the ability and capacity to drain. Also include minimum opening elevations for lots adjacent to the drainage way.
4. The preliminary plat shows storm drain system under several buildings. If the storm drain system is not in the street an easement must be designated. The 100 year flow path must also be studied to show that it does not impact adjacent lots. This would include showing minimum opening elevations for lots adjacent to the flow path.
5. All relevant drainage areas must be shown, not referred to, on this plat.